SECTION 3.45 B-2A SECONDARY BUSINESS

3.45.010 Definition:

The B-2A district is intended to be, as nearly as possible, compatible with the zoning ordinance of the City of Whitefish and to provide for those retail sales and services the operations of which are typically characterized by the need for large display or parking areas, large storage areas and by outdoor commercial amusement or recreational activities. This district depends on proximity to the City of Whitefish, highways or arterial streets and may be located in business corridors or islands.

3.45.020 Permitted Uses (B-2A):

1. Antique, gift and card retail sales and auction barns.
2. Automobile (new and used) and accessory sales.
3. Automobile repair shop.
4. Automobile service station.
5. Beauty Salon and Barbershop.
6. Bed and breakfast establishment.
7. Boat and RV sales, new and used.
8. Boat and RV repair shop
9. Bowling alley.
10. Bus depot.
11. Churches and other places of worship.
12. Clinic, medical and dental.
13. Commercial caretaker's facility in a detached accessory building in conjunction with a business.
14. Convenience store.
15. Daycare centers (13 or more individuals).
16. Dwelling, single family.
17. Feed, seed and farm supply.
18. Financial institution.
19. Food store, supermarket, and delicatessen.
20. Frozen food lockers, not including slaughtering.
21. Funeral Home and crematorium.
22. Furniture and floor covering store.
23. Heavy equipment sales, rental and service.
24. Hospitals, and associated related nursing homes, retirement homes, congregate housing and personal care facilities in a campus setting.
25. Hotel and motel (including restaurants, lounges or bars integral to the facilities).
26. Household appliance and electronics store.
27. Laundromat or dry cleaner.
28. Lumber yard, building supply.
29. Military surplus store.
30. Pack-n-ship.
31. Professional offices.
32. Public building.
33. Recreational facility, high impact.
34. Recreational facility, low impact.
35. Restaurant.
36. Small animal veterinarian clinic (no outside activity).

37. Theater.
38. Wholesale trade and warehousing.

3.45.030 Conditional Uses (B-2A):

1. Accessory Apartment.
2. Amusement park or zoo.
3. Animal hospital.
4. Any new building greater than 15,000 square feet, existing buildings where an addition would cause the total footprint to be 15,000 square feet or greater, and additions to buildings where the footprint already is 15,000 square feet or greater.
5. Bar, lounge and tavern.
6. College, business school, trade school, music conservatory, dance school.
7. Community residential facility (See Chapter V- Performance Standards and Chapter VII- Definitions).**
8. Light assembly and manufacturing.
9. Manufactured home park.
10. Microbrewery.
11. Mini-storage, RV storage.
12. Recreational vehicle park.
13. Truck stop.

** Administrative Conditional Use Permit, 8 or fewer.

3.45.040 Bulk and Dimensional Requirements (B-2A):

1. Minimum Lot Area: Not Applicable.

2. Minimum Lot Width: Not Applicable.

3. Setbacks:
   A. Minimum Yard Requirements for Structures:
      Front: 20 feet.
      Side:* 0 feet each.
      Side Corner: 20 feet.
      Rear:* 0 feet.
      * 20 foot setback when abutting a residential district.

   B. A 20-foot setback is required from streams, rivers and unprotected lakes, which do not serve as property boundaries.

   C. Increase yard requirements as follows when property fronts:
      MDT Maintained/County collector road: 10 feet.

4. Maximum Height: 35 feet.

5. Permitted Lot Coverage: Not Applicable.

6. Maximum Fence Height:

	Front:	4 feet.
	Side:	6 feet.
	Rear:	6 feet.
7.	Off-Street Parking:	See Chapter VI-Parking and Loading.